CREDITS

Credits for implementation of selected habitat friendly development practices are provided in Section 60.12 of the City's Development Code.

60.12. HABITAT FRIENDLY DEVELOPMENT PRACTICES

60.12.05. Purpose.
Allow and encourage Habitat Friendly Development Practices (HFDPs) that integrate preservation, enhancement and creation of Habitat Benefit Areas (HBAs) and use of Low Impact Development (LID) techniques in order to support natural systems that provide wildlife with food, shelter, and clean water.

All of the provisions of Section 60.12 are voluntary and are not required of new development or redevelopment. The provisions are applicable only when a property owner elects to utilize the provisions contained in this section.

Pre-development vegetative density, Courtesy: City of Beaverton

Purpose of this Brochure
This brochure introduces development credits that are available through the City's Development Code.

HABITAT FRIENDLY DEVELOPMENT PRACTICES

BROCHURE SERIES:
- WHY?
- HABITAT BENEFIT AREAS (HBA)
- SITE ASSESSMENT
- CLEARING & GRADING
- SITE DESIGN & SOLUTIONS
- LOW IMPACT DEVELOPMENT TECHNIQUES (LID)
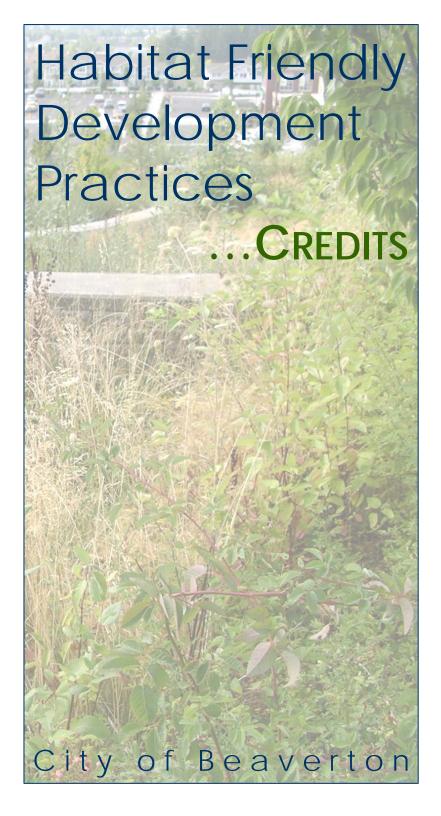- **CREDITS**
- OPERATIONS & MAINTENANCE

City of Beaverton
Planning Services Division

March 2007

Habitat Friendly Development Practices ...CREDITS

City of Beaverton

60.12.25. Credits. As used in this Code section, the term credits refers to development credits an applicant may earn through HBA preservation or use of LID techniques which are described in Sections 60.12.35. through 60.12.40., below. The mix of credits requested is left to the applicant's discretion for a single project site, as credits are not transferable between separate project sites.

60.12.35. HABITAT BENEFIT AREA (HBA) PRESERVATION - CREDIT TABLE			
A. Purpose	HBA Preservation, Enhancement, Mitigation or Creation	Propose	One (1) square foot (Bldg Envelope Offset - one (1) lineal foot)
B. Credits	**Toward**	**Amount**	**Limit**
1. Building Envelope Offset	setback	1 lineal ft	offsetting
2. Building Height Increase	bldg ht	1 sf	12 ft
3. Floor Area Reduction (MU)	min. floor area	1 sf	25% required floor area
4. Landscape Island Standard Reduction	landscape island	1 sf	50% landscape island std
5. Landscape Standard Reduction	landscape	1 sf	50% landscape std
6. Lot Dimension Reduction	lot dimension	20% width/depth	HBA sf = min 1 du
7. Lot Size Averaging	lot area per du	80% to 120%	HBA sf = min 1 du
8. Open Space Standard Reduction	open space	1 sf	50% open space std
bldg = building, du = dwelling unit, ft = foot/feet, ht = height, sf = square feet, std = standard, min = minimum, max = maximum			

60.12.40. LOW IMPACT DEVELOPMENT (LID) TECHNIQUES - CREDIT TABLE			
B. Credits	**Toward**	**Amount**	**Limit**
1. Additional Street Tree Canopy			
Landscape Standard Reduction	landscape	1 sf	50% landscape std
2. Site Soil Amendment			
1. Landscape Standard Reduction	landscape	1 sf	50% landscape std
2. Landscape Island Standard Reduction	landscape island	1 sf	50% landscape island std
3. Disconnect Downspouts			
1. Landscape Standard Reduction	landscape	0.25 sf	50% landscape std
4. Eco-roof			
1. Building Height Increase, Multiple-Use zoning districts			
a. 10% to < 30% of building footprint	bldg footprint	1 sf	12 ft above bldg ht
b. 30% to < 60% of building footprint	bldg footprint	2 sf	24 ft above bldg ht
c. 60% or more of building footprint	bldg footprint	3 sf	36 ft above bldg ht
2. Building Height Increase, Multiple-Family, Commercial, and Industrial zoning districts	bldg footprint	1 sf	12 ft above bldg ht
3. Landscape Standard Reduction	landscape	1 sf	50% landscape std
5. Rain Garden			
1. Building Height Increase	bldg footprint	3 sf	12 ft above bldg ht
2. Landscape Island Standard Reduction	landscape island	1.5 sf	75% landscape island std
3. Landscape Standard Reduction	landscape	3 sf	75% landscape std
6. Rooftop Garden			
1. Building Height Increase	bldg footprint	0.5 sf	12 ft above bldg ht
2. Landscape Standard Reduction	landscape	1.5 sf	50% landscape std
7. Integrated parking			
1. Building Height Increase	bldg footprint	2 sf	12 ft above bldg ht
8. Trees, Existing Canopy Preservation			
1. Landscape Island Standard Reduction	landscape island	1 sf	50% landscape island std
9. Trees, Mitigation			
1. Landscape Standard Reduction	landscape	0.5 sf	50% landscape std
10. Trees, Preservation			
1. Landscape Standard Reduction	landscape	1 sf	50% landscape std
11. Trees, Box Filter			
1. Landscape Standard Reduction	landscape	2 sf	50% landscape std
bldg = building, du = dwelling unit, ft = foot/feet, ht = height, sf = square feet, std = standard, min = minimum, max = maximum			

Eco-roof *Multnomah County Building,* Courtesy: City of Portland

Roof Gardens *Market at 2nd Avenue,* Courtesy: City of Portland

Bioretention Areas *Buckman Heights,* Courtesy: City of Portland

Flow-through Planters
Courtesy: Stormwater Management Manual, BES, City of Portland

Portland State University

Further descriptions of the LID techniques depicted above are available in the City's *Habitat Friendly Development Practices Guidance Manual*.